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## KNOW ALL MEN BY THESE PRESENTS

THAT we, Jeannette Colford and Lillian Martin, both of Waterville, in the County of Kennebec and State of Maine, **02-10-53**

in consideration of one dollar and other valuable considerations,

paid by Roland Rossignol, of said Waterville,

**NO TRANSFER  
TAX PAID**

the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain,

sell and convey unto the said Roland Rossignol, his heirs and assigns forever,

Certain lots or parcels of land, with the buildings thereon, if any, situated in Waterville and Oakland, both in the County of Kennebec and State of Maine, bounded and described as follows:

**A certain lot or parcel of land** with the buildings thereon, situated in said Waterville and said Oakland, bounded and described as follows: Westerly by the Cross Road, also known as Country Club Road, leading from the road from Waterville to Oakland; southerly by land now or formerly of George E. Oliver; northerly by land occupied now or formerly by the Waterville Country Club and Amasa Shores; easterly by land of said Shores and land now or formerly of Jacob Smith and southerly by land now or formerly of Fred T. Mason and George E. Oliver.

Excepting and reserving from the above described property situated in Waterville and Oakland all land taken by the State of Maine for highway purposes.

The above parcel of land is a portion of the premises conveyed to Octave Rossignol by deed of Melora A. Cornforth, et al. dated April 17, 1919, and recorded at the Kennebec County Registry of Deeds. Octave Rossignol devised said premises to his son, Donat Rossignol.

Excepting and reserving any rights Central Maine Power Company has over the above described property for pole lines.

Being a portion of the so-called "Home Farm" and containing 87 acres, more or less.

**A certain lot or parcel of land**, with the buildings thereon, situated in said Oakland, bounded and described as follows: Northerly by land formerly of Hiram Conforth, now or formerly of Rossignol; easterly by land formerly of Mason, now or formerly of Rossignol; southerly by land formerly of Harriet Cook, now or formerly of Rossignol; and westerly by the Shorey Road, now known as the Country Club Road, so-called, and containing sixty-five (65) acres, more or less.

Also a certain lot or parcel of land situated in said Oakland, bounded and described as follows: Southerly by the Webb School House Road; westerly by the road leading past the farm formerly of Avery Shores, now the Country Club Road; northerly by the farm formerly of said Shores, now or formerly of Oliver; easterly by land formerly of Frank L. Page and Charles Wyman. Excepting and reserving a parcel conveyed to Hattie S. Painter and Elden W. Belmain October 7, 1964.

Being the same premises conveyed to Donat Rossignol by deed of Clarence E. Oliver and Laura E. Oliver recorded in said Kennebec Registry in Book 1516, Page 393.

Being the so-called "Clarence Oliver Farm" and containing 85 acres, more or less.

**Also another lot or parcel of land** with the buildings thereon situated in said Oakland, bounded and described as follows: Beginning on the northerly line of the above mentioned road at the west line of land now or formerly of Robert E. Dudley, formerly owned by E. W. Cook; thence running north to land now or formerly of Mahala Oliver; thence west twenty-nine (29) rods to a stone wall; thence south along said stone wall to the road above mentioned leading from the Schoolhouse to the River Road in Waterville; thence east on said road leading to the River Road to the point begun at.

Excepting and reserving, however, a certain lot or parcel of land with the buildings thereon on the northerly side of the Webb Road which bisects the above described property and further bounded and described as follows: Beginning at an iron pin in the north side of the Webb Road, which pin is three hundred forty-two (342) feet, more or less, easterly of the easterly boundary of land now or formerly of Oliver; thence northerly a distance of one hundred (100) feet to an iron pin; thence easterly a distance of one hundred thirty (130) feet to an iron pin; thence southerly a distance of one hundred (100) feet to a ledge at the edge of the driveway and on the northerly side of said Webb Road, which point is three hundred (300) feet westerly of the land now or formerly of Rossignol; thence westerly a distance of one hundred thirty-seven (137) feet along the northerly side of the Webb Road to the point of beginning.

Also excepting and reserving the right to lay, maintain, repair and replace as well as utilize together with the right of ingress and egress, a certain septic tank to be located on the above described premises just northerly of the barn situated on said premises, which septic tank is to be maintained for the benefit of the above described property first accepted (sic) (should read "excepted") and reserved to the use of Arthur O. Leonard, et al., their heirs and assigns.

Being a portion of the premises conveyed to Donat Rossignol by deed of Arthur O. Leonard, et al. recorded in said Kennebec Registry in Book 1201, Page 53.

Being the so-called "Arthur Leonard Farm" and containing 32 acres, more or less.

**A certain lot or parcel of land** situated in said Waterville, on the Webb Road, so-called, and being the premises described in a deed from John Athern and Jane A. Athern to Javan O. Drummond and Frederick T. Mason dated November 9, 1866, and recorded in said Kennebec Registry in Book 258, Page 286, to which deed reference may be had for further description, said farm being known as the homestead farm of Frederick T. Mason, excepting and reserving, however, from the above property, about one (1) acre of land and the buildings thereon which lies easterly of the brook, northerly of the road, westerly of the easterly line of the land above described, and southerly of a line running parallel with the said road from the dam on said brook to the said easterly line above mentioned. Being the same conveyed to Louis Levine by deed of People's Ticonic Bank by Arthur J. Picher, Receiver, said deed dated August 27, 1936, recorded in said Kennebec Registry in Book 723, Page 235, which parcel may also be described as follows: Northerly by lands now or formerly of D. Rossignol and H. Lunn; easterly by lands now or formerly of Johnston, Johnston, Mason, Johnston and Peterson; southerly by land now or formerly of Peterson; and westerly by lands now or formerly of Estabrook, Dudley and Oliver. Excepting and reserving from the above the right of way of the public over Webb Road which runs easterly and westerly across the same.

Being the same premises conveyed to Donat Rossignol by deed of Louis Levine dated November 24, 1948 and recorded at said Kennebec Registry in Book 880, Page 347, and by deed of Gertrude Levine dated November 24, 1948 and recorded at said Kennebec Registry in Book 880, Page 348.

Excepting and reserving land taken by or conveyed to the State of Maine for highway purposes.

Excepting and reserving from the above described premises all of the property located east of the Interstate 95 property, being approximately 65 acres, which was conveyed to Thomas D. Hayes and Kathy J. Hayes by deed recorded in said Kennebec Registry in Book 3025, Page 141.

Being a portion of the so-called "Mason Farm" and containing 79 acres, more or less.

**A certain lot or parcel of land** situated in said Oakland and said Waterville, bounded and described as follows: Commencing on the northerly side of the Webb Road at the southwesterly corner of land now or formerly owned or occupied by Henry Pooler; thence northerly along land of said Pooler and land now or formerly of said Donat Rossignol to land now or formerly of Ella and Clarence Oliver; thence westerly along the line in part marked by a stone wall to another stone wall running northerly and southerly; thence southerly along said stone wall to

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said Webb Road; thence easterly on the line of said road to land of said Pooler forty-seven and one-half (47 1/2) rods and containing twenty (20) acres, more or less.

Being the same premises conveyed to Donat Rossignol by deed of Ernest P. Oliver recorded in said Kennebec Registry in Book 1187, page 299.

Being the so-called "Ernest Oliver Lot" and containing 20 acres, more or less.

**Excepting and reserving** from the above parcels previously taken by the State of Maine for highway purposes by Notice of layout and taking recorded in said Kennebec Registry in Book 1128, Page 102.

**Also**, one or more of the above parcels may be subject to certain easements granted to Central Maine Power Company by deed recorded in said Kennebec Registry in Book 1307, Page 471.

For reference, see Deeds of Distribution from Roland Rossignol, Personal Representative of the Estate of Donat Rossignol, to Jeannette Colford recorded in Kennebec County Registry of Deeds in Book 2905, Page 319; to Roland Rossignol recorded in Book 2905, Page 326; and to Lillian Martin recorded in Book 2905, Page 333.

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TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said Roland Rossignol, his heirs and assigns, to his and their use and behoof forever.

AND we do COVENANT with the said Grantee, his heirs and assigns, that we are lawfully seized in fee of the premises that they are free of all encumbrances: that we have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that we and our heirs shall and will WARRANT and DEFEND the same to the said Grantee, his heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, we, the said Jeannette Colford and Lillian Martin have hereunto set our hands and seals this 18<sup>th</sup> day of September in the year of our Lord one thousand nine hundred and eighty-seven.

Signed, Sealed and Delivered

in presence of

Muriel D. Knight

Jeannette Colford  
Jeannette Colford

Roland Rossignol

Lillian Martin  
Lillian Martin

State of Maine  
Kennebec, ss.

September 18, 1987

Personally appeared the above named Jeannette Colford and acknowledged the above instrument to be her free act and deed.

Before me,

Muriel D. Knight  
Muriel D. Knight  
Notary Public



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